

**Request for Expression of Interest  
Redevelopment of 2100 Guilford Avenue  
Baltimore, Maryland  
Department of General Services**

The Maryland Department of General Services (DGS) is seeking an Expression of Interest (EOI) from experienced firms qualified to lead the redevelopment of the property located at 2100 Guilford Avenue in Baltimore City.

The EOI is the first step in a multi-step process to select a developer for the 2100 Guilford Avenue site. DGS intends to invite qualified respondents to the EOI to respond to a Request for Information (RFI) if necessary. The RFI will serve as the basis for establishing a shortlist of firms that will be invited to respond to a Request for Proposal (RFP). If no RFI is necessary, qualified firms will be invited to respond to an RFP.

The property is owned by the State of Maryland and managed by the Department of General Services. Located at 2100 Guilford Avenue, the property is a 66,000 square foot parcel consisting of one city block with an alleyway, improved by a 4 story office building constructed in or about 1928, along with outbuildings and parking. There is approximately 60,422 square feet of useable structured space. The property is zoned OR, and is in a Priority Funding Area. It is anticipated that the building will be vacated by or before the Spring of 2020.

The parcel for redevelopment is the entire parcel, including all buildings. The State of Maryland is seeking expressions of interest to redevelop the parcel for uses consistent with the zoning, neighborhood needs and makeup, which are economically feasible, environmentally sound, and will aid in revitalization of the neighborhood. Public/private partnerships or partnerships among several entities are encouraged. Expressions of interest that include use of ground leases are acceptable. Expressions of interest shall be guided by the following criteria for redevelopment:

- Redevelopment of the existing structures, or portions thereof, where possible and feasible
- Uses permitted under Baltimore City OR zoning
- Adaptive reuse and mixed use of buildings that may enhance public goals and add to the vibrancy of the neighborhood: housing for seniors or young singles or young families; retail consistent with needs of the surrounding neighborhoods; artist studios, galleries or maker spaces; office space; community center focused on the needs of neighborhood youth, including athletic or fitness uses, learning and entrepreneurship; or other uses consistent with the revitalization of the neighborhood
- Economic return to the community from the property, through jobs, stimulus to the local economy, taxes to the City and State, should be demonstrated.
- Respondent will be responsible for researching parking regulations associated with respondent's proposed use for the property and ensuring compliance.
- Plan for rehabilitation of historic structures or potential mitigation

The site has access to the following modes of transportation:

- Highway/major thoroughfare via (1) North Avenue which provides direct access to the Station North District and Maryland College Institute of Art, (2) I-83 which provides north-south access to downtown, business/population centers north, and (3) I-695 which loops the city.
- Local Buses CityLink, LightRailLink, Charm City Circulator (Purple Bus)
- Light Rail and Subway via stations located at State Center
- Train via Penn Station to the southwest which provides inter-city rail connections including all of the Penn Line trains to Washington, DC.

Respondents shall acquaint themselves with the information contained in the Maryland Historic Trust Determination of Eligibility for inclusion on the National Historic Trust. The site is the home of the original Maryland Motor Vehicle Commission Office, and has historic significance in the origins of the Maryland State Police. The DOE report can be found at <https://mht.maryland.gov/secure/Medusa/PDF/BaltimoreCity/B-5320.pdf>. Information about tax credits can be found at <https://mht.maryland.gov/taxCredits.shtml>. The Maryland Historic Trust has staff available to discuss the historic implications of the site, and give guidance on available tax credits and incentives. For more information, respondents should contact the Maryland Historical Trust at 410-697-9591 or [mht.maryland.gov](http://mht.maryland.gov).

Information regarding tax credits can be found at: Competitive

Commercial: [https://mht.maryland.gov/taxcredits\\_competitive\\_commercial.shtml](https://mht.maryland.gov/taxcredits_competitive_commercial.shtml)

Federal: <https://www.nps.gov/tps/tax-incentives.htm> (use the 'Tax Incentives' tab at the top of the page to navigate through the program information)

The Maryland Department of Housing and Community Development (DCHD) Revitalization Program administers several State programs that provide financial assistance to redevelop properties such as the subject property.  
<https://dhcd.maryland.gov/Communities/Pages/StateRevitalizationPrograms/default.aspx>  
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Respondents should familiarize themselves with the Reinvest Maryland website, <https://apps.planning.maryland.gov/reinvestmd/>, which has a Toolbox that a prospective developer should review if they are not familiar with the array of potential state and federal funding programs which may be applicable to the redevelopment of the subject property.

The Expression of Interest response should include the following:

1. A letter of interest;
2. The name, title, phone number and e-mail address of the respondent's single point of contact;

3. A brief narrative highlighting the firm's qualifications and/or capabilities including relevant experience;
4. A brief narrative describing the firm's design intent and vision for the redevelopment of the site;
5. A brief narrative discussing how the firm will plan for preservation of historic structures if structures cannot be utilized.

A site tour will be held on **Monday, December 2, 2019 at 9:30 am**, followed by a question-and-answer session at the offices of Central Baltimore Partnership, 25 E. 20<sup>th</sup> Street, Large Conference Room, Baltimore, MD 21218. Interested firms should RSVP to Cat Mateer by email, [catherine.mateer1@maryland.gov](mailto:catherine.mateer1@maryland.gov) no later than November 26, 2019 at noon.

Submit one (1) electronic copy on compact disk or USB flash drive and six (6) bound copies on 8 ½" x 11" paper, with site plans, diagrams and renderings and other visual representations not to exceed 11' x 17', packaged and labeled "2100 Guilford Avenue Redevelopment – Expression of Interest – Attn: Wendy Scott-Napier, Assistant Secretary, Office of Real Estate" to the address listed below no later than **January 6, 2020**. All documents should include the ROEI name, the ROEI number, the respondent's company name and the contact name and title.

**OR**

Submit your response electronically as follows:

Submit an MS Word document or searchable Adobe PDF file that is named "ROEI CM 12-19 Response Respondent Name" according to the criteria above. All documents should include the ROEI name, the ROEI number, the respondent's company name and the contact name and title.

The response should be emailed to:      [wendy.scott-napier@maryland.gov](mailto:wendy.scott-napier@maryland.gov)

Questions concerning this solicitation are to be submitted to:  
[catherine.mateer1@maryland.gov](mailto:catherine.mateer1@maryland.gov)